

MODIFIED VESTING TENTATIVE TRACT MAP FOR SMALL LOT SUBDIVISION PURPOSES

TRACT NO. 64293

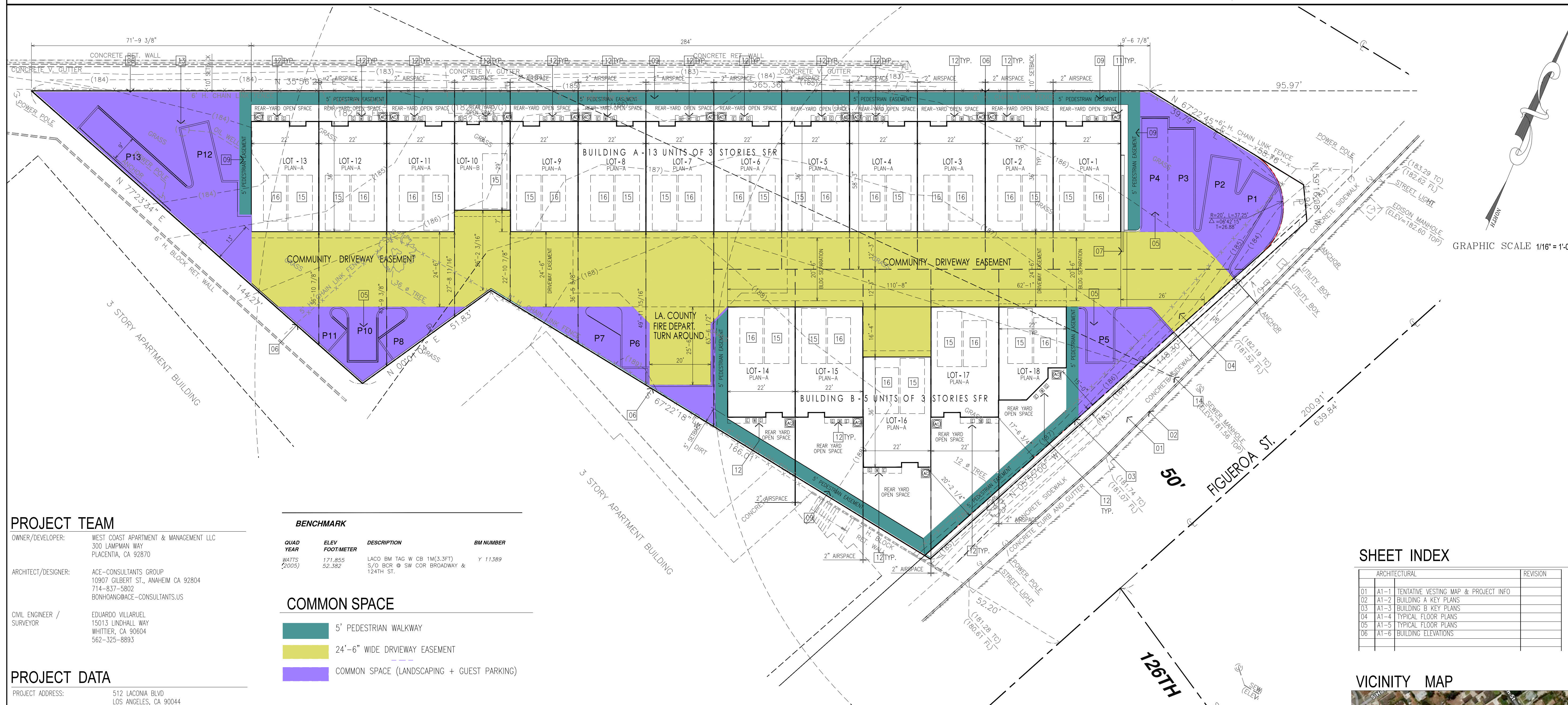
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

"SMALL LOT SUBDIVISION PER ORDINANCE NO. 176,354"



DESIGN - ENGINEERING - CONSTRUCTION
 10907 GILBERT ST. ANAHEIM CA 92804
 P. 714-837-5802 F. 213-270-9354
 bonhoang@ace-consultants.us

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GRAPHIC SCALE 1/16" = 1'-0"

PROJECT TEAM

OWNER/DEVELOPER: WEST COAST APARTMENT & MANAGEMENT LLC
 300 LAMPMAN WAY
 PLACENTIA, CA 92870

ARCHITECT/DESIGNER: ACE-CONSULTANTS GROUP
 10907 GILBERT ST., ANAHEIM CA 92804
 714-837-5802
 BONHOANG@ACE-CONSULTANTS.US

CIVIL ENGINEER / SURVEYOR: EDUARDO VILLARUEL
 15013 LINDHALL WAY
 WHITTIER, CA 90604
 562-325-8893

BENCHMARK

| QUAD YEAR | ELEV FOOT/METER | DESCRIPTION | BM NUMBER |
|---------------|-----------------|---------------------------------------|-----------|
| WAITS 171.855 | 52.382 | LACO BM TAG W CB 1M(3.3FT) | Y 11389 |
| 2005 | | S/O BCR @ SW COR BROADWAY & 124TH ST. | |

- COMMON SPACE**
- 5' PEDESTRIAN WALKWAY
 - 24'-6" WIDE DRIVEWAY EASEMENT
 - COMMON SPACE (LANDSCAPING + GUEST PARKING)

PROJECT DATA

PROJECT ADDRESS: 512 LACONIA BLVD
 LOS ANGELES, CA 90044

APN: 6132-001-020
 EXISTING ZONE: R3-1XL-0
 OCCUPANCY GROUP: R-3
 CONSTRUCTION TYPE: V-A
 NO. OF STORIES: 3-STORIES (3SFT MAX)
 SPRINKLER: YES
 PROPOSED USED: 18 SMALL LOT SUBDIVISION HOMES
 PROVIDED PARKING SPACE: 17 ENCLOSED SPACES
 15 OPEN SPACES

TOTAL GROSS LOT AREA: 35,364 SQ. FT.
 TOTAL NET LOT AREA: 34,896 SQ. FT.

LEGAL DESCRIPTION:
 ALL OF LOT 16 AND THOSE PORTIONS OF LOTS 12, 13, 14 AND 15 IN BLOCK 18 OF ATHENS TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 146 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT 24 OF SAID BLOCK, DISTANT ALONG SAID WESTERLY LINE N 00° 12' 40" E, 120.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 24, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 60074) RECORDED JULY 12, 1971 IN BOOK D 5119, PAGE 871 OF OFFICIAL RECORDS IN SAID OFFICE; THENCE N1 36° 08' 40" E, 482.93 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 15, SAID POINT BEING S 67° 34' 20" W, 49.37 FEET FROM THE MOST NORTHERLY CORNER OF THAT PARCEL OF LAND ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 60075) RECORDED MAY 26, 1970 IN BOOK D 4722, PAGE 948 OF SAID OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY PROLONGATION OF LAST DESCRIBED COURSE, N 36° 08' 40" E, 100.00 FEET.

- SITE NOTES** [xx]
- EXISTING SIDEWALK
 - EXISTING CURB & GUTTER FLOWLINE
 - 2FT HIGHWAY DEDICATION LINE
 - NEW 25' WIDE DRIVEWAY APPROACH PER CITY'S STANDARD
 - 8'-6" X 18'-0" OPEN GUEST PARKING SPACE
 - NEW 6 FT HIGH PERIMETER BLOCKWALL. UNDER SEPARATE PERMIT
 - NEW 22 FT WID W.I. GATE WITH AUTOMATIC OPENER
 - NEW ON-SITE 6" CURB
 - 4 FT CONCRETE WALKWAY EASEMENT
 - ENTRY CONCRETE LANDING
 - AIR CONDENSER UNITS AND CONCRETE PADS AT EACH UNIT. TYPICAL
 - GAS (G) - WATER (W) - ELECTRICAL (E) METERS LOCATION
 - EXISTING CAPPED OIL WELL.
 - FIRE HYDRANT
 - 8'X18' ENCLOSED STANDARD PARKING SPACE
 - 7.5'X15' ENCLOSED COMPACT PARKING SPACE
 - PROJECT SITE IS IN THE OIL AREA
 - SEWAGE DISPOSAL: EXISTING PUBLIC SYSTEM
 - METHOD OF DRAINAGE: CONTROLLED TOWARD THE STREET
 - THE PROJECT IS WITHIN A KNOWN HAZARDOUS AREA
 - THERE ARE NO OAK TREES IN THIS PROPERTY
 - NO STRUCTURES ON THE PROPERTY

LOT AREAS & SETBACKS

| LOT NUMBER | AREA IN SQ. FT. | SETBACKS (FEET) | | | | GROUND FLOOR SQ. FT. | LOT COVERAGE |
|------------|-----------------|-----------------|-------|---------|---------|----------------------|--------------|
| | | FRONT | REAR | NE SIDE | SW SIDE | | |
| 1 | 3,730 | 36.00 | 10.00 | 13.83 | 0.08 | 783 | 21% |
| 2 | 1,291 | 50.75 | 10.00 | 0.08 | 0.08 | 783 | 60% |
| 3 | 1,291 | 65.50 | 10.00 | 0.08 | 0.08 | 783 | 60% |
| 4 | 1,291 | 80.33 | 10.00 | 0.08 | 0.08 | 783 | 60% |
| 5 | 1,291 | 95.15 | 10.00 | 0.08 | 0.08 | 783 | 60% |
| 6 | 1,291 | 110.00 | 10.00 | 0.08 | 0.08 | 783 | 60% |
| 7 | 1,291 | 124.68 | 10.00 | 0.08 | 0.08 | 783 | 60% |
| 8 | 1,970 | 139.50 | 10.00 | 0.08 | 0.08 | 783 | 40% |
| 9 | 1,670 | 154.45 | 10.00 | 0.08 | 0.08 | 783 | 46% |
| 10 | 1,248 | 174.20 | 10.00 | 0.08 | 0.08 | 518 | 46% |
| 11 | 1,820 | 181.15 | 10.00 | 0.08 | 0.08 | 783 | 43% |
| 12 | 2,000 | 195.90 | 10.00 | 0.08 | 0.08 | 783 | 39% |
| 13 | 3,849 | 210.85 | 10.00 | 0.08 | 12.71 | 783 | 20% |
| 14 | 2,589 | 61.90 | 5.00 | 0.08 | 27.23 | 783 | 30% |
| 15 | 1,647 | 47.15 | 19.32 | 0.08 | 0.08 | 783 | 47% |
| 16 | 1,944 | 20.20 | 16.53 | 0.08 | 0.08 | 783 | 40% |
| 17 | 1,810 | 17.50 | 5.39 | 0.08 | 0.08 | 783 | 43% |
| 18 | 2,873 | 15.00 | 5.00 | 5.00 | 0.08 | 783 | 26% |

- LEGENDS**
- TC TOP OF CURB
 - FL FLOWLINE
 - FF FINISH FLOOR
 - FS FINISH SURFACE
 - FG FINISH GRADE
 - H. HIGH
 - CONC. CONCRETE
 - EXISTING STRUCTURE
 - x 105.50 EXISTING ELEVATION
 - (s) SEWER LINE
 - CL CENTERLINE
 - PROPERTY LINE

ADDED NOTES

The existing or proposed building plans have not been checked for and shall comply with building or zoning code requirements. Any vested approvals for parking layouts, open space, require yards or building height, shall be "to the satisfaction of the Department of Building and Safety at the time of Plan Check."

Tandem parking stalls are not allowed for guest parking. Parking layout is to be to the satisfactory of the Department of Building and Safety at the time of Plan Check. City Planning approval will be required to allow tandem guest parking.

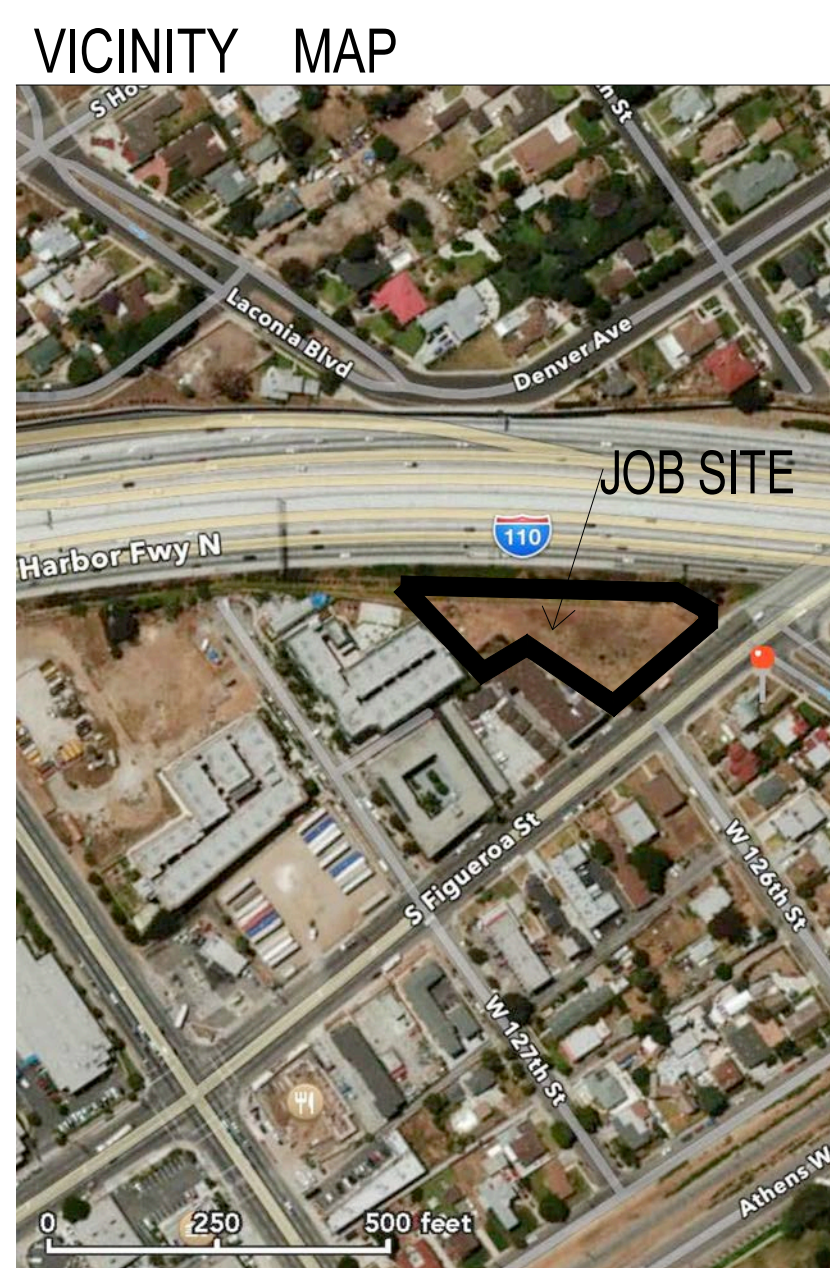
Backup space for parking space will less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current zoning code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the map.

The proposed building plans have not been checked for and shall comply with Building & Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with his proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

SHEET INDEX

| ARCHITECTURAL | REVISION |
|---------------|--------------------------------------|
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| 03 A1-3 | BUILDING B KEY PLANS |
| 04 A1-4 | TYPICAL FLOOR PLANS |
| 05 A1-5 | TYPICAL FLOOR PLANS |
| 06 A1-6 | BUILDING ELEVATIONS |



A PROJECT FOR
WESTCOAST APARTMENT & MANAGEMENT, LLC
18 UNITS OF SINGLE FAMILY RESIDENCES
 FIGUEROA ST., LOS ANGELES, CA 90044

DATE: 11/16/2016
DRAWN: BH
REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------------|---|
| 1 | 8.16.2015 | Planning - revised updated survey map |
| 2 | 10.16.2015 | Owner - Revised floor plans & air space |
| 3 | 12.10.2015 | Modified Vesting Map |
| 4 | 11.16.2016 | Modified Vesting Map |

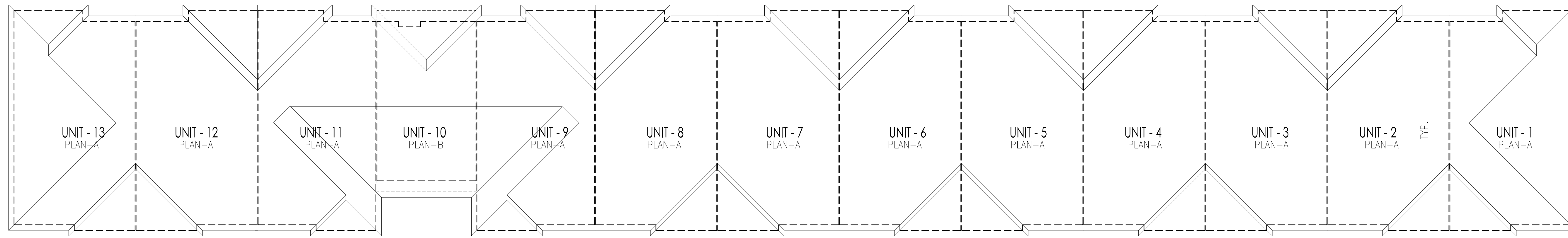
SHEET NAME
 MASTER SITE PLAN

SHEET NO.
A1-1



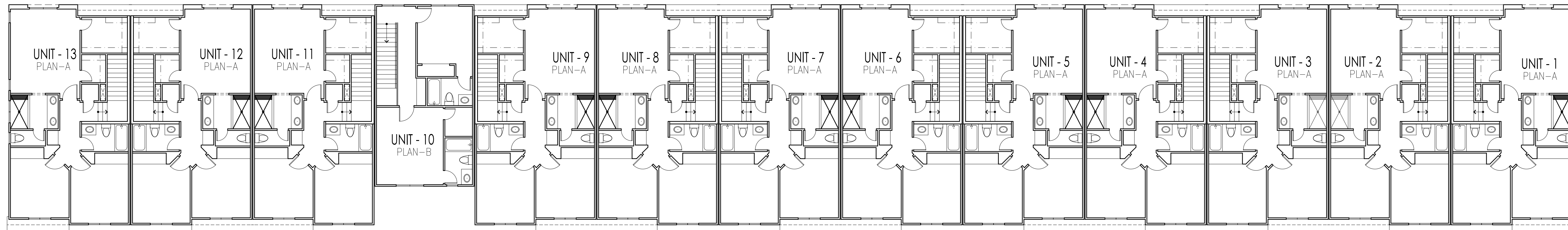
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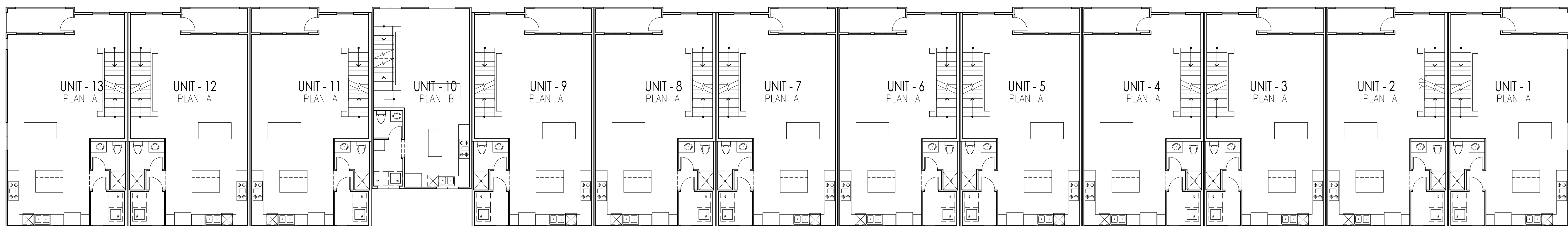
BUILDING A KEY PLAN - ROOF LEVEL

SCALE
1"=10'-0"



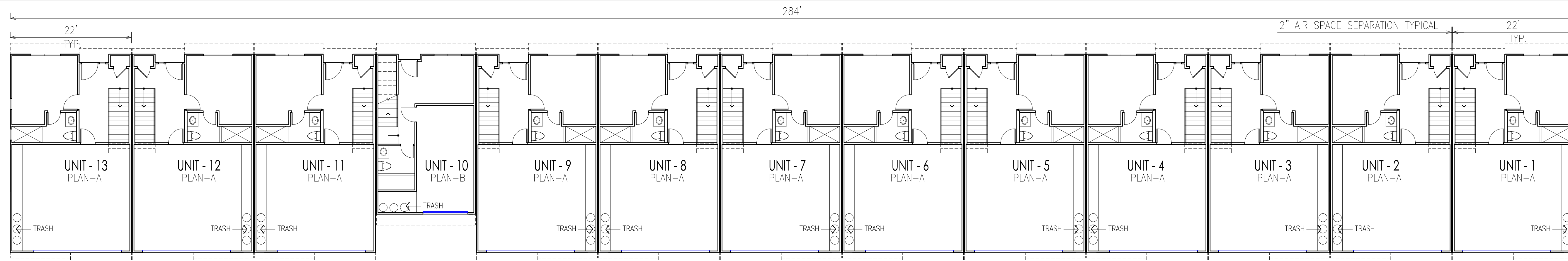
BUILDING A KEY PLAN - 3RD FLOOR LEVEL

SCALE
1"=10'-0"



BUILDING A KEY PLAN - 2ND FLOOR LEVEL

SCALE
1"=10'-0"



BUILDING A KEY PLAN - 1ST FLOOR LEVEL

SCALE
1"=10'-0"

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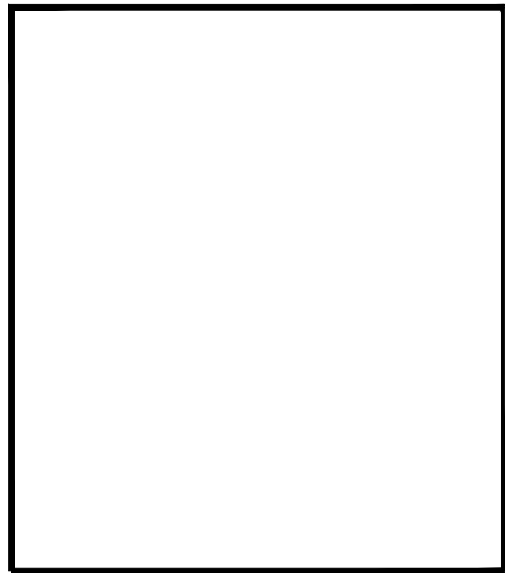
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| ▲ | 11.16.2016 Modified Vesting Map |

| | |
|------------|----------------------|
| SHEET NAME | BUILDING A KEY PLANS |
| SHEET NO. | A1-2 |



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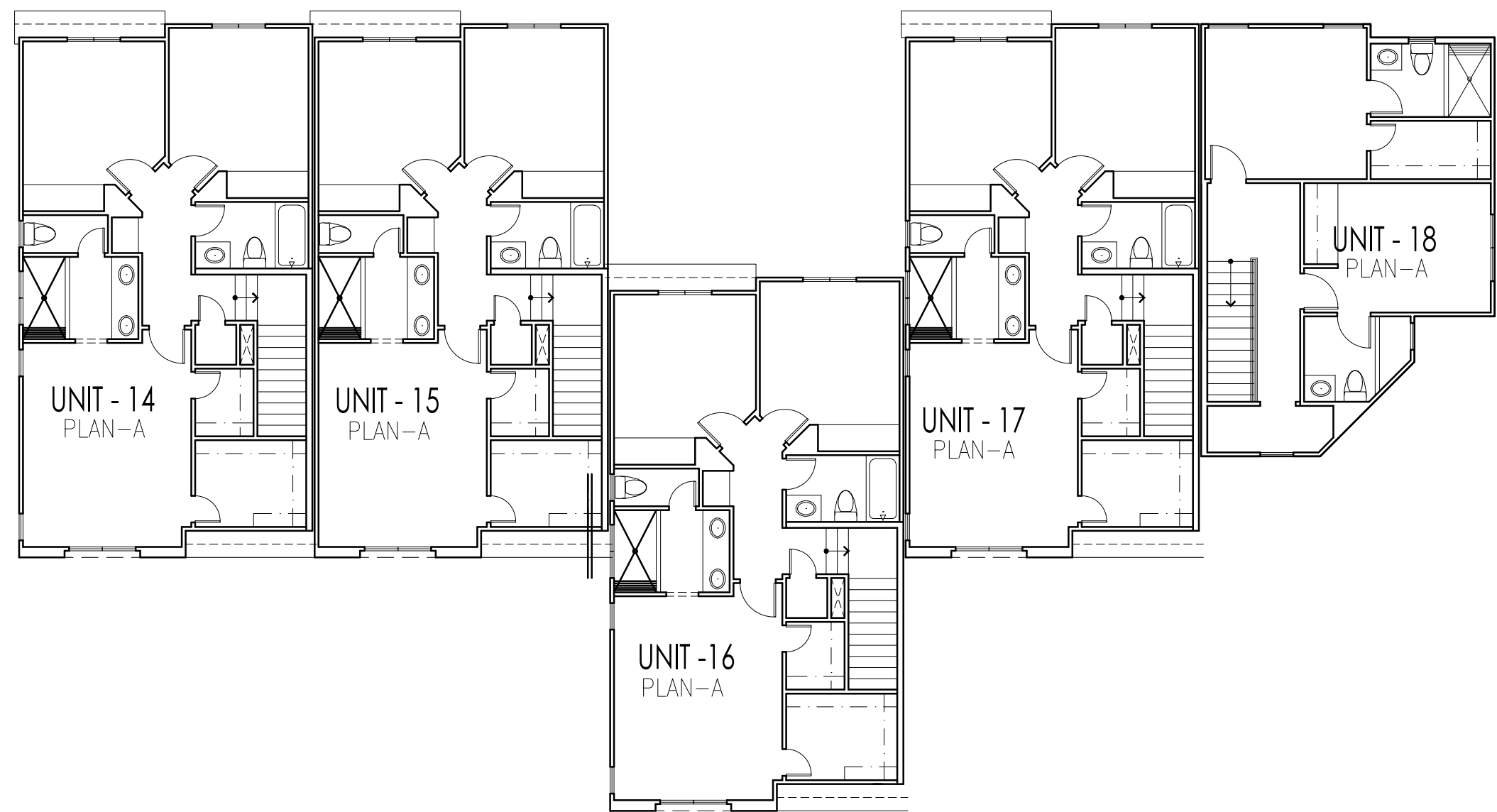
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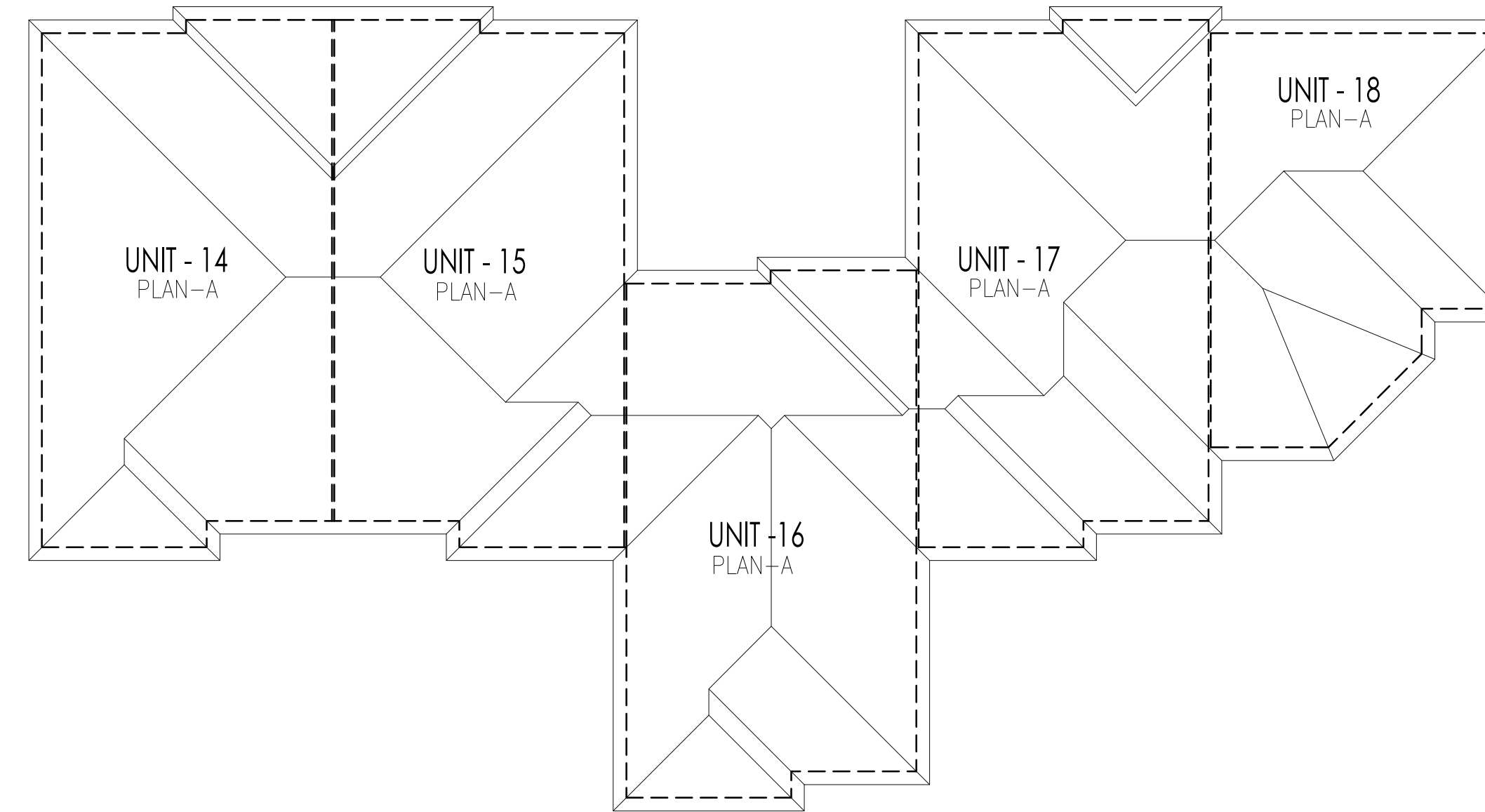
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| | |
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| SHEET NAME | BUILDING B KEY PLANS |
| SHEET NO. | A1-3 |



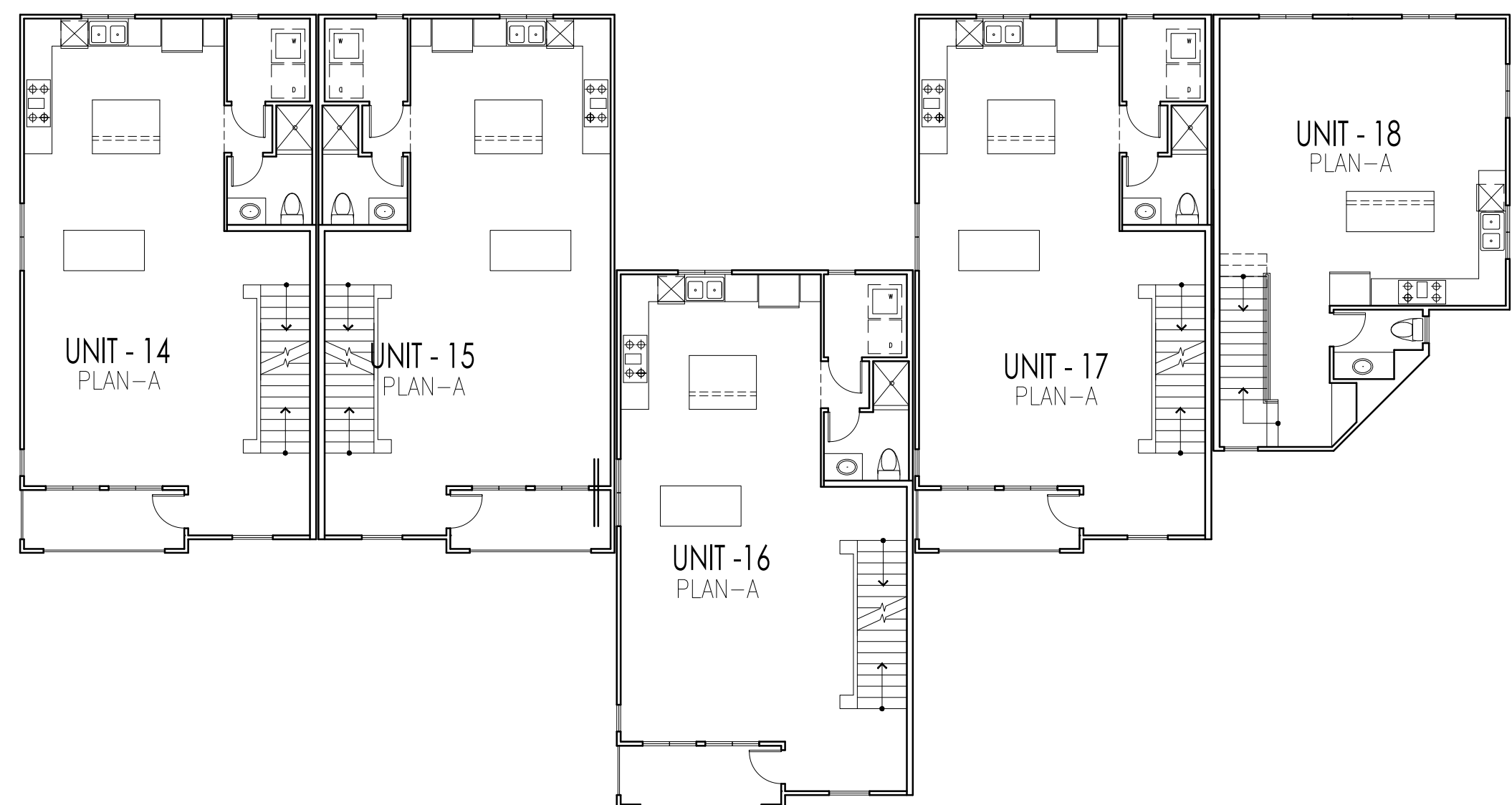
BUILDING B KEY PLAN - 3RD FLOOR LEVEL

SCALE
1"=10'-0"



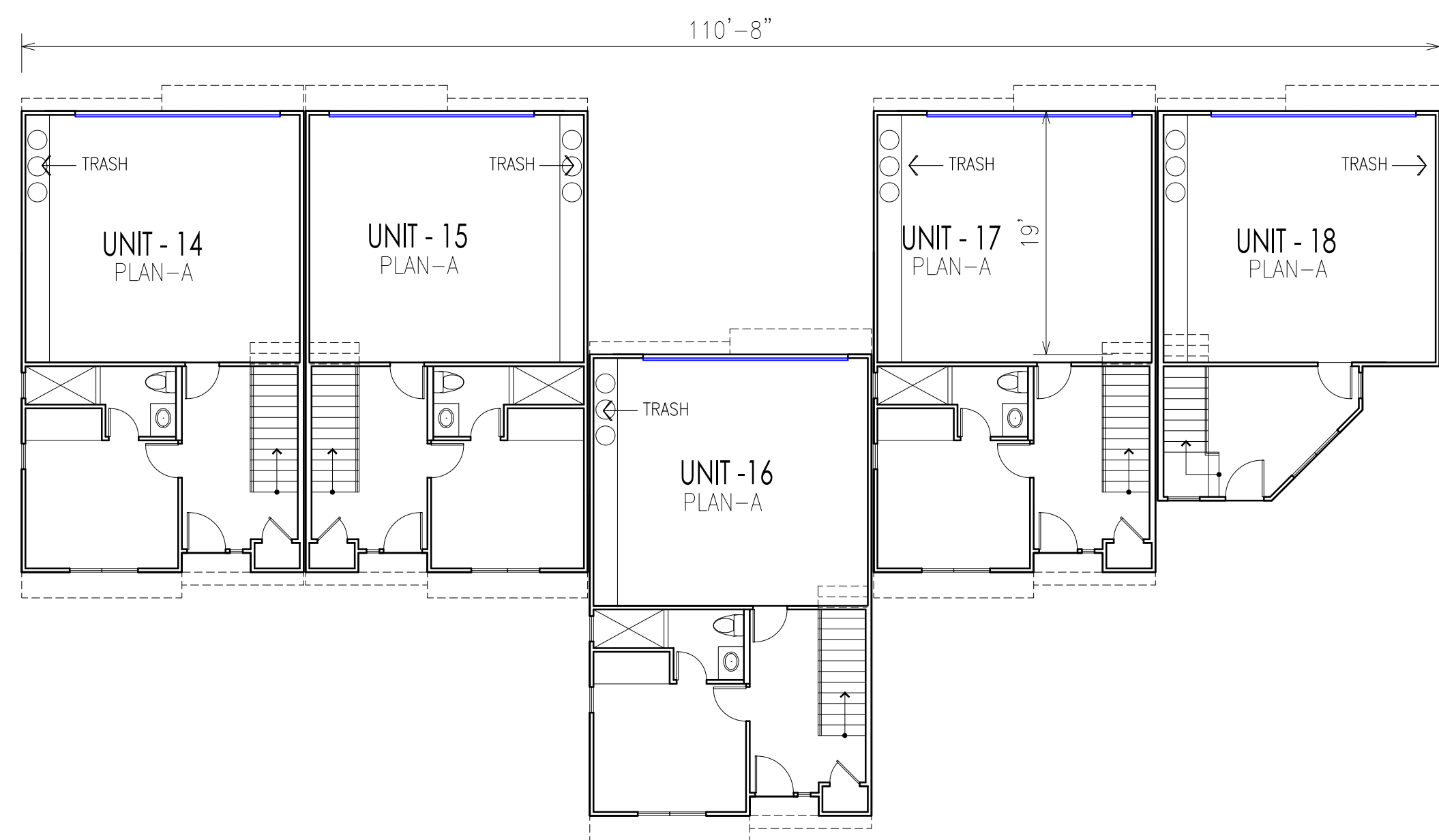
BUILDING B KEY PLAN - ROOF LEVEL

SCALE
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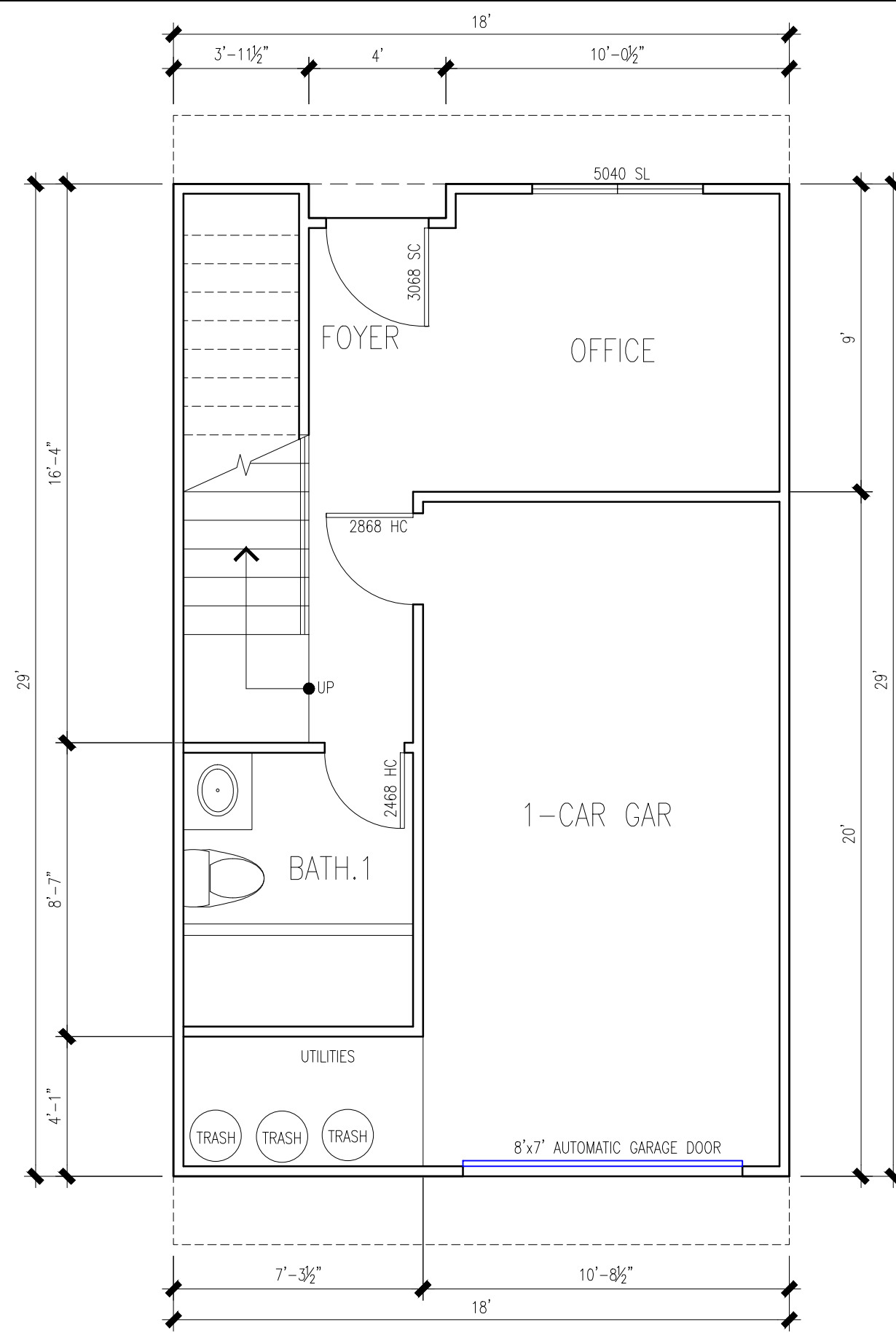
BUILDING B KEY PLAN - 2ND FLOOR LEVEL

SCALE
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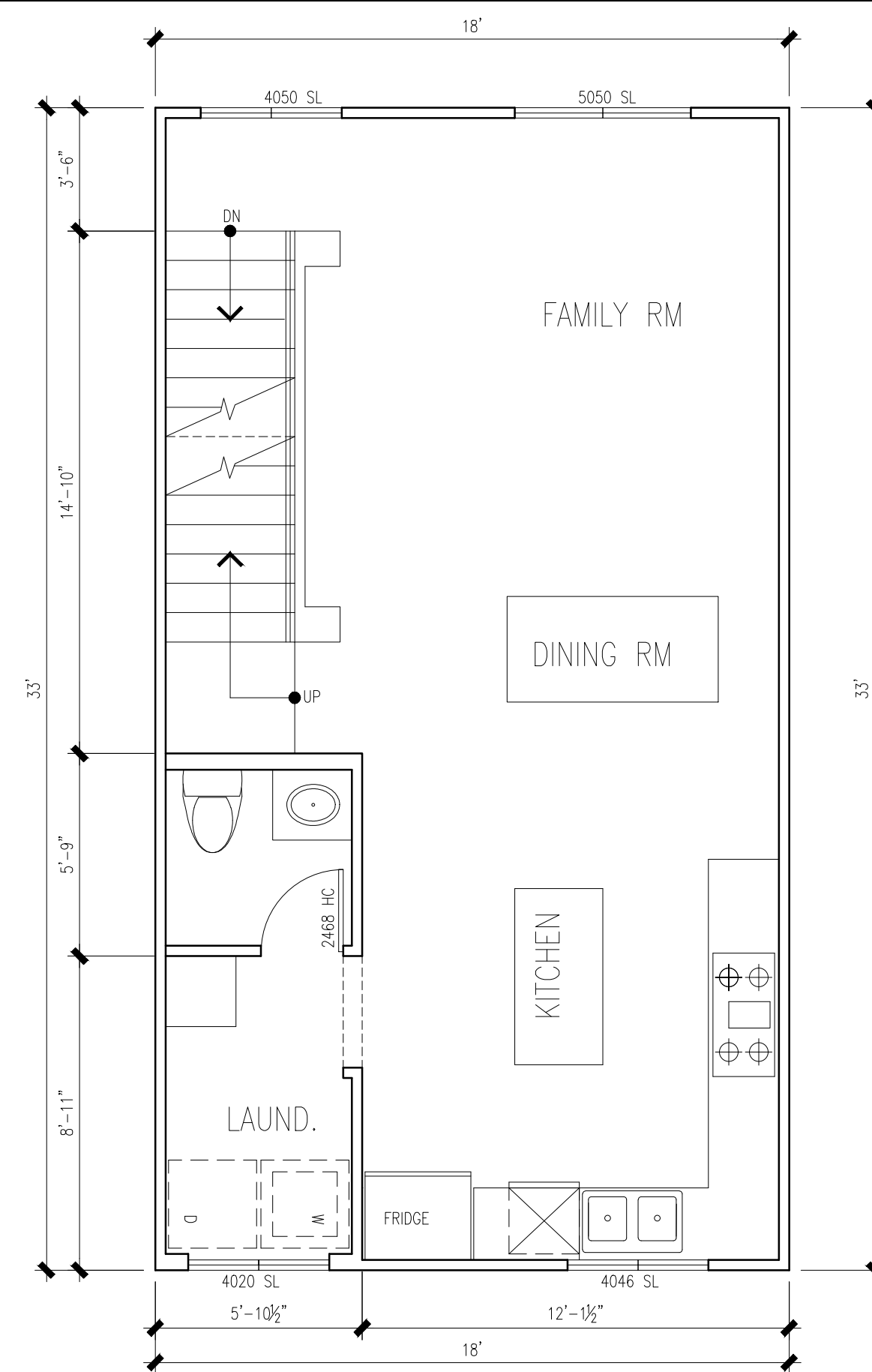


BUILDING B KEY PLAN - 1ST FLOOR LEVEL

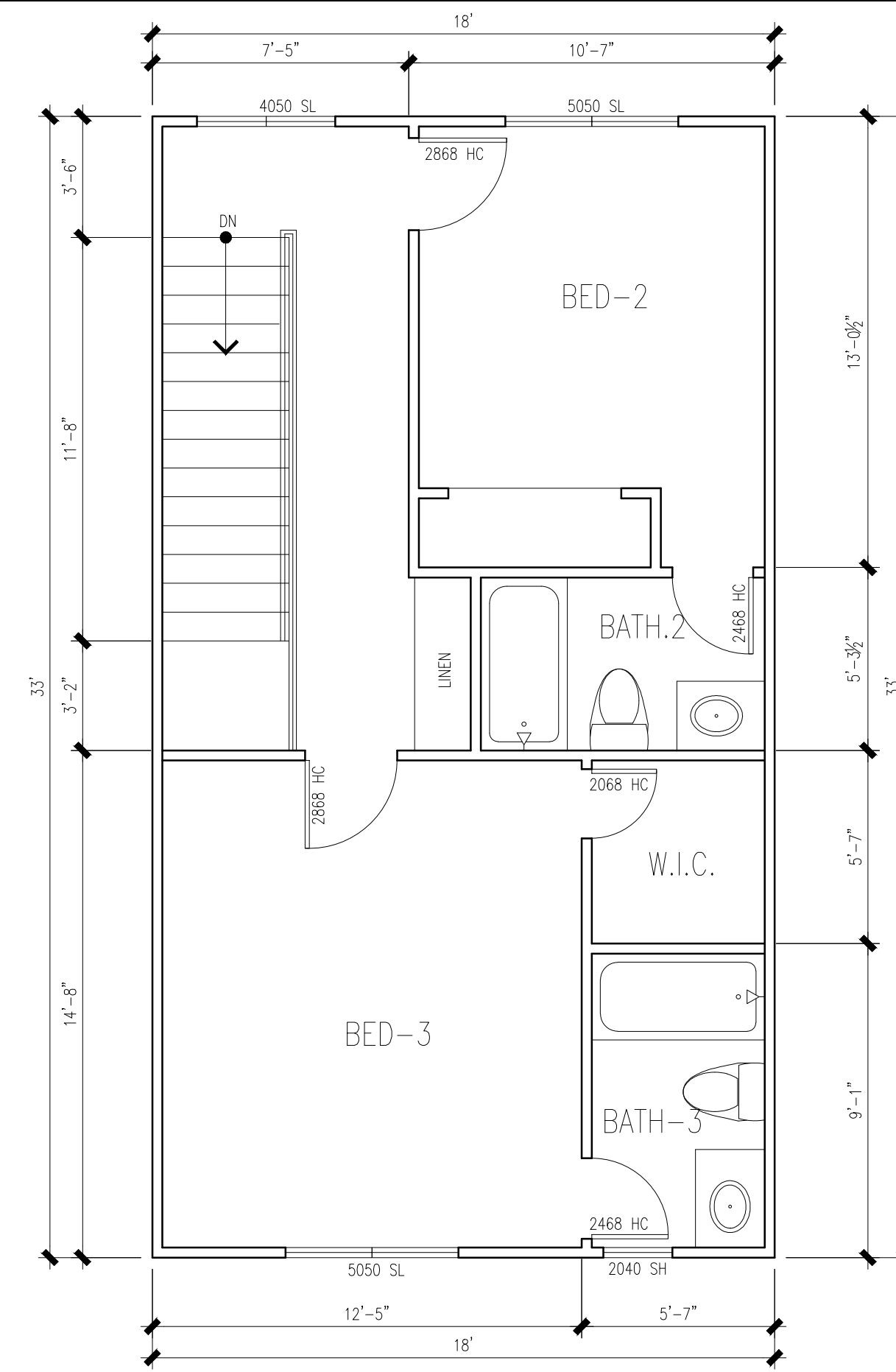
SCALE
1"=10'-0"



TYPICAL PLAN B - 1ST FLOOR



TYPICAL PLAN B - 2ND FLOOR



TYPICAL PLAN B - 3RD FLOOR

BUILDING SQ. FT DATA

| TYP. PLAN A | TYP. UNITS | DESCRIPTION |
|------------------|------------|--------------|
| 1ST FLOOR LIVING | 1,893 SF | 4-BEDROOMS |
| 2ND FLOOR LIVING | 345 SF | 4-BATHROOMS |
| 3RD FLOOR LIVING | 760 SF | 2-CAR GARAGE |
| DECK | 60 SF | COVERED DECK |

| TYP. PLAN B | UNIT #10 | DESCRIPTION |
|------------------|----------|-----------------|
| 1ST FLOOR LIVING | 1,336 SF | 2-BEDROOMS |
| 2ND FLOOR LIVING | 268 SF | 3-1/2 BATHROOMS |
| 3RD FLOOR LIVING | 534 SF | 1-CAR GARAGE |

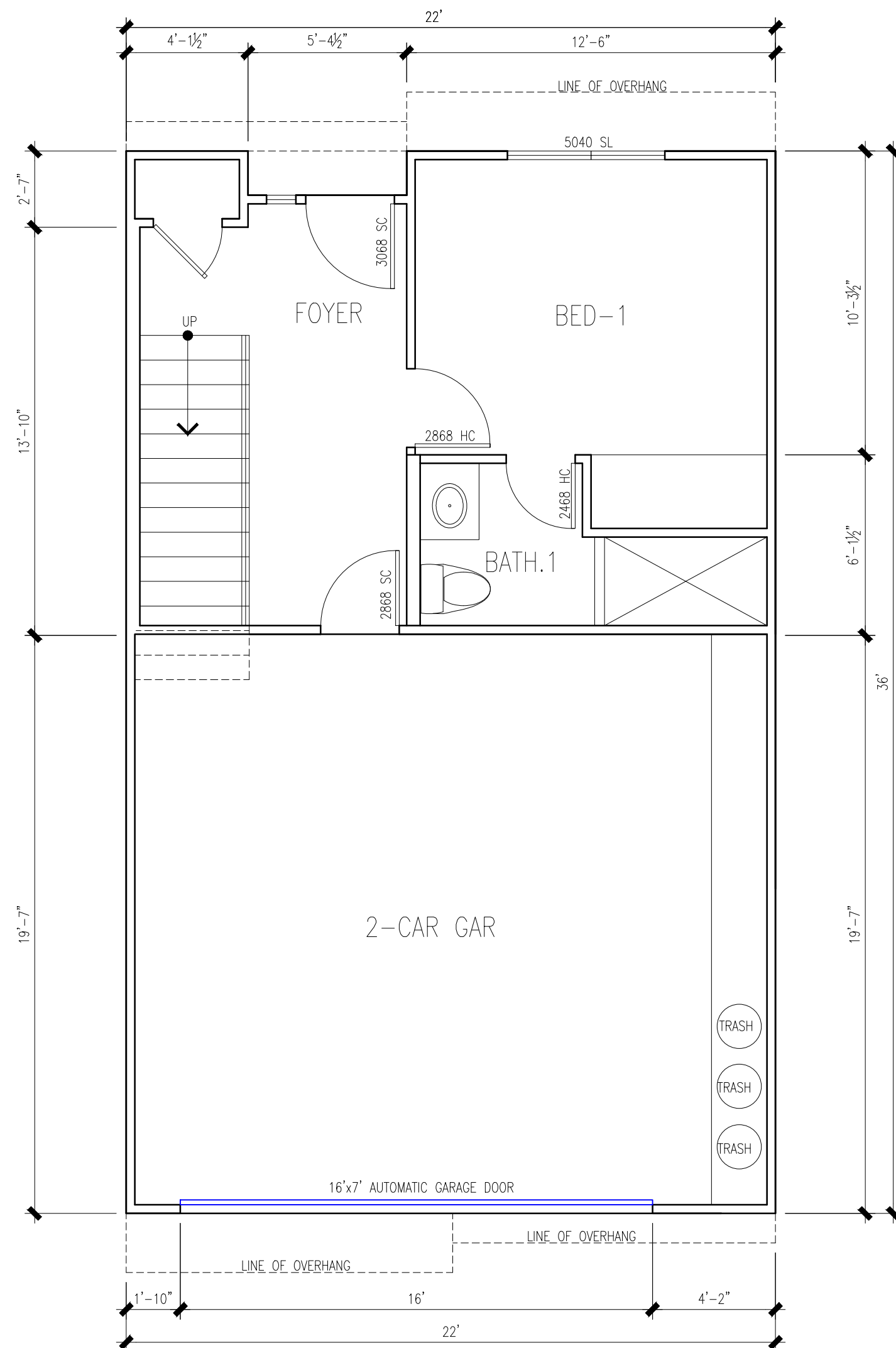
| TYP. PLAN C | UNIT #18 | DESCRIPTION |
|------------------|----------|-----------------|
| 1ST FLOOR LIVING | 1,292 SF | 2-BEDROOMS |
| 2ND FLOOR LIVING | 142 SF | 2-1/2 BATHROOMS |
| 3RD FLOOR LIVING | 570 SF | 2-CAR GARAGE |
| DECK | 438 SF | |



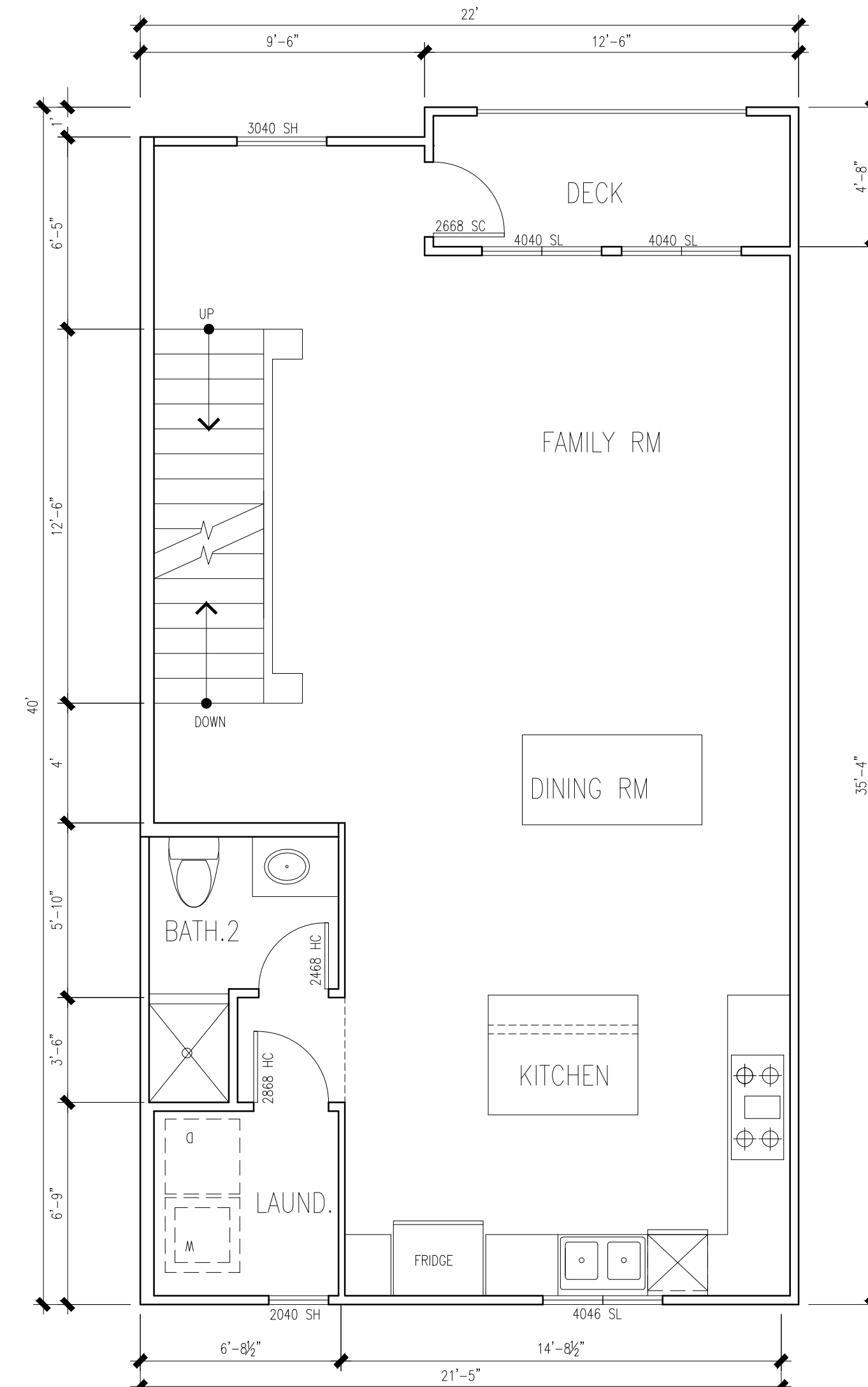
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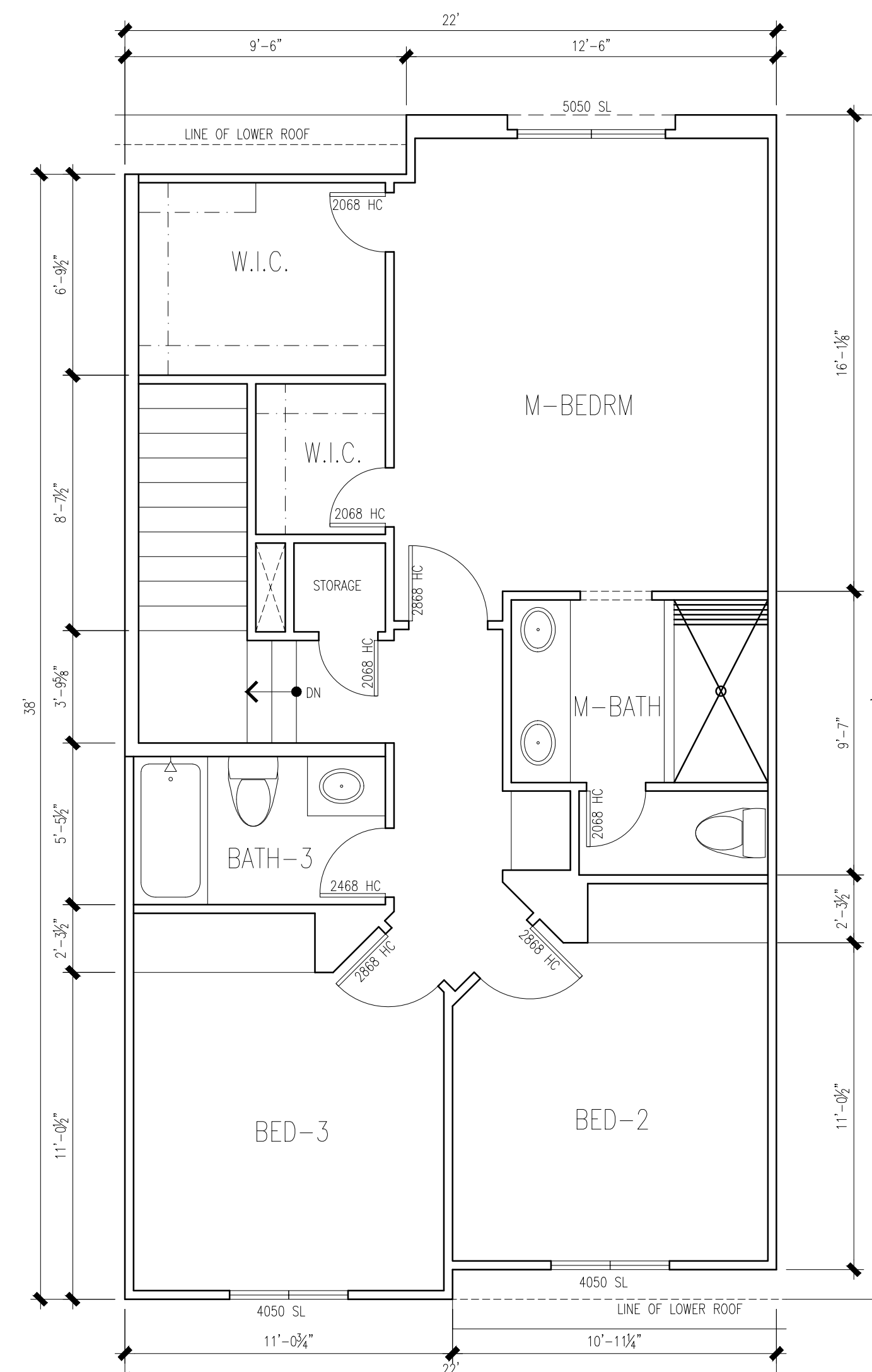
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FIGUEROA ST., LOS ANGELES, CA 90044



TYP. PLAN A - 1ST FLOOR



TYP. PLAN A - 2ND FLOOR



TYP. PLAN A - 3RD FLOOR

SCALE
1/4" = 1'-0"

SCALE
1/4" = 1'-0"

| | |
|------------|---|
| DATE: | 11/16/2016 |
| DRAWN: | BH |
| REVISIONS: | |
| 8.16.2015 | Planning - revised updated survey map |
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SHEET NAME
FLOOR PLANS

SHEET NO.
A1-4

BUILDING SQ. FT DATA

| TYP. PLAN A | TYP. UNITS | DESCRIPTION |
|------------------|------------|---------------------------|
| 1ST FLOOR LIVING | 1,893 SF | 4-BEDROOMS |
| 2ND FLOOR LIVING | 345 SF | 4-BATHROOMS |
| 3RD FLOOR LIVING | 760 SF | 2-CAR GARAGE COVERED DECK |
| 2-CAR GARAGE | 438 SF | |
| DECK | 60 SF | |

| TYP. PLAN B | UNIT #10 | DESCRIPTION |
|------------------|----------|-----------------|
| 1ST FLOOR LIVING | 1,336 SF | 2-BEDROOMS |
| 2ND FLOOR LIVING | 268 SF | 3-1/2 BATHROOMS |
| 3RD FLOOR LIVING | 534 SF | 1-CAR GARAGE |
| 2-CAR GARAGE | 250 SF | |

| TYP. PLAN C | UNIT #18 | DESCRIPTION |
|------------------|----------|-----------------|
| 1ST FLOOR LIVING | 1,292 SF | 2-BEDROOMS |
| 2ND FLOOR LIVING | 142 SF | 2-1/2 BATHROOMS |
| 3RD FLOOR LIVING | 570 SF | 2-CAR GARAGE |
| 2-CAR GARAGE | 438 SF | |



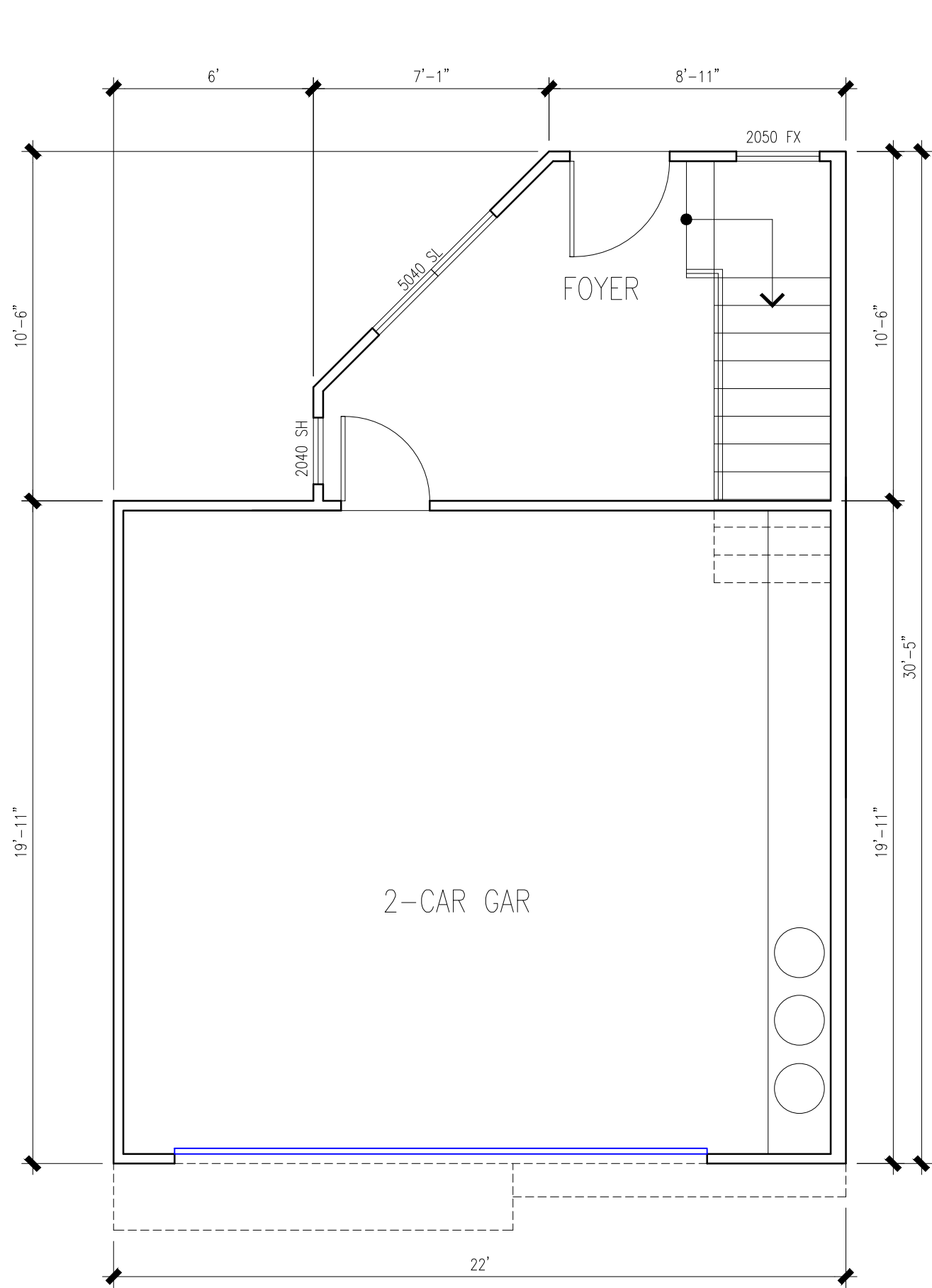
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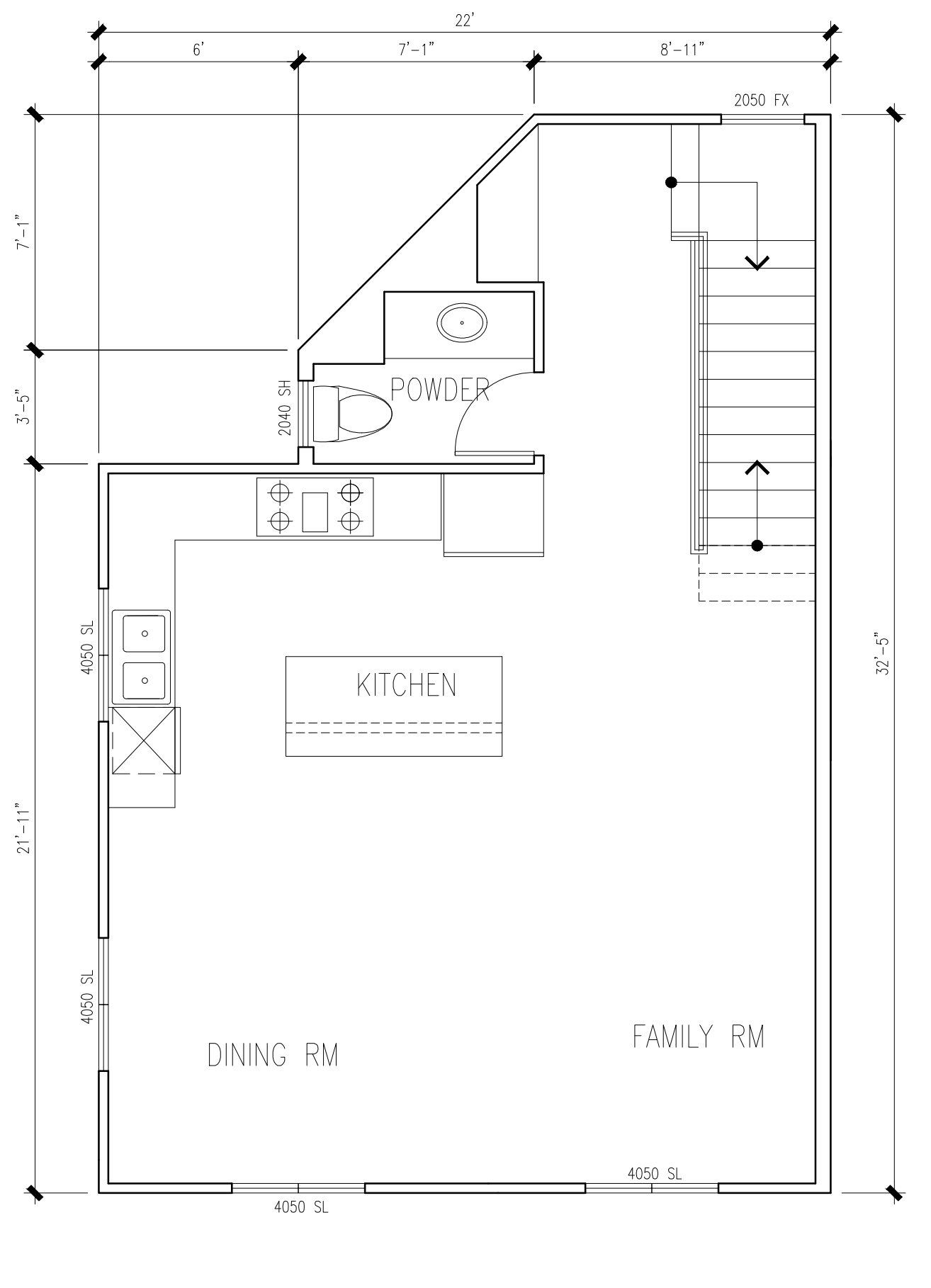
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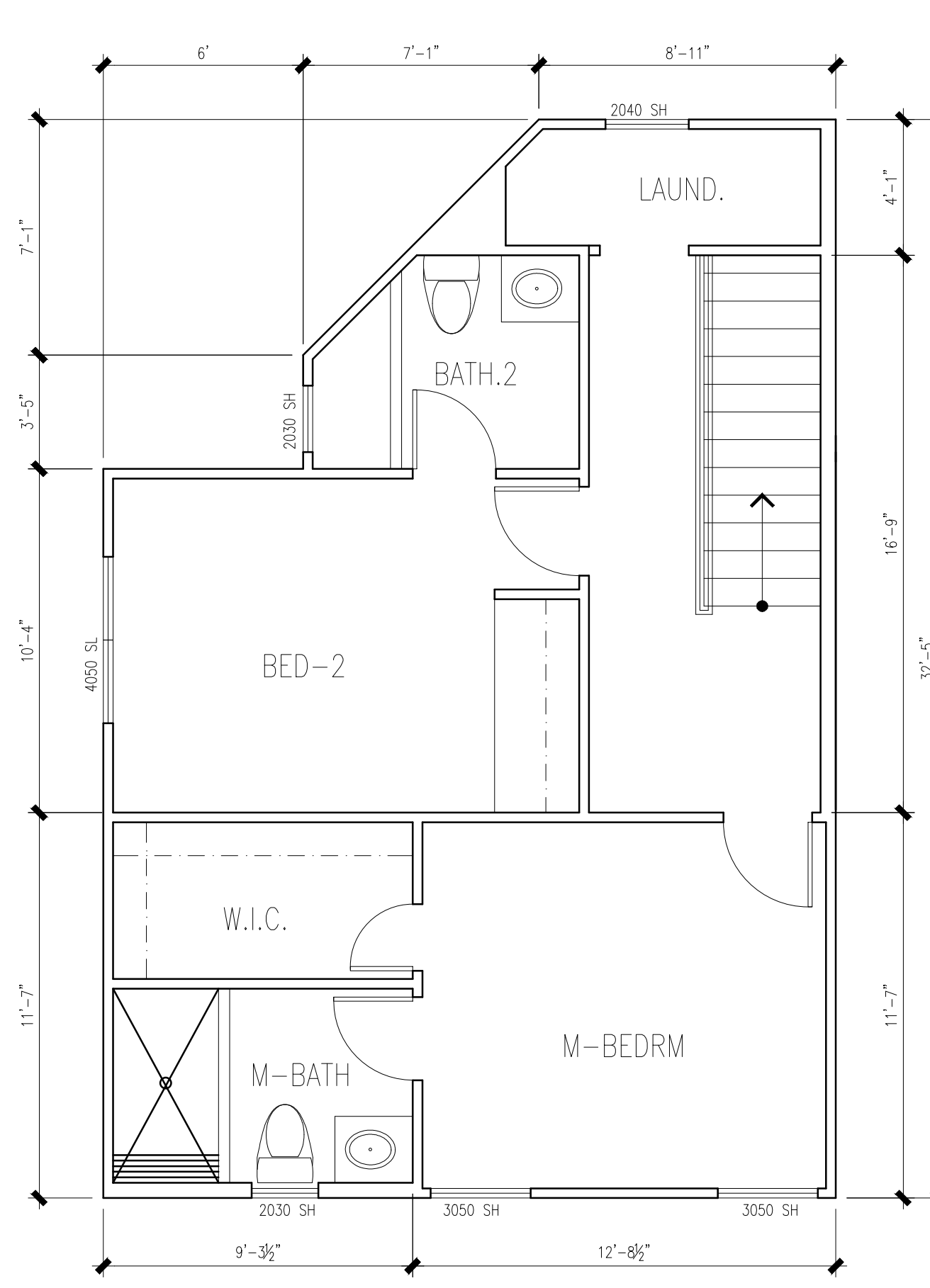
SHEET NAME
 FLOOR PLANS
 SHEET NO.
A1-5



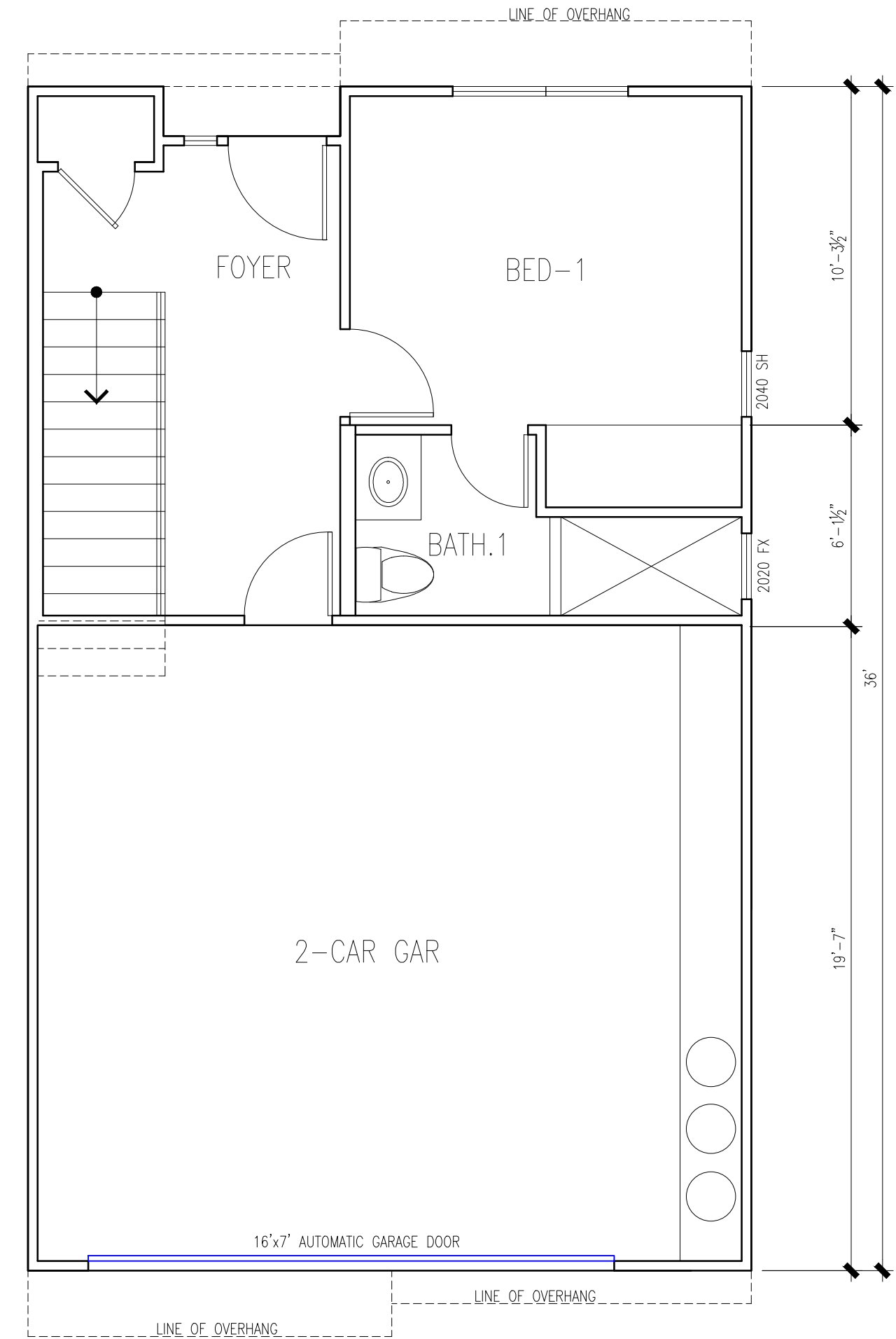
TYP. PLAN C - 1ST FLOOR (UNIT #18)



TYP. PLAN C - 2ND FLOOR (UNIT #18)

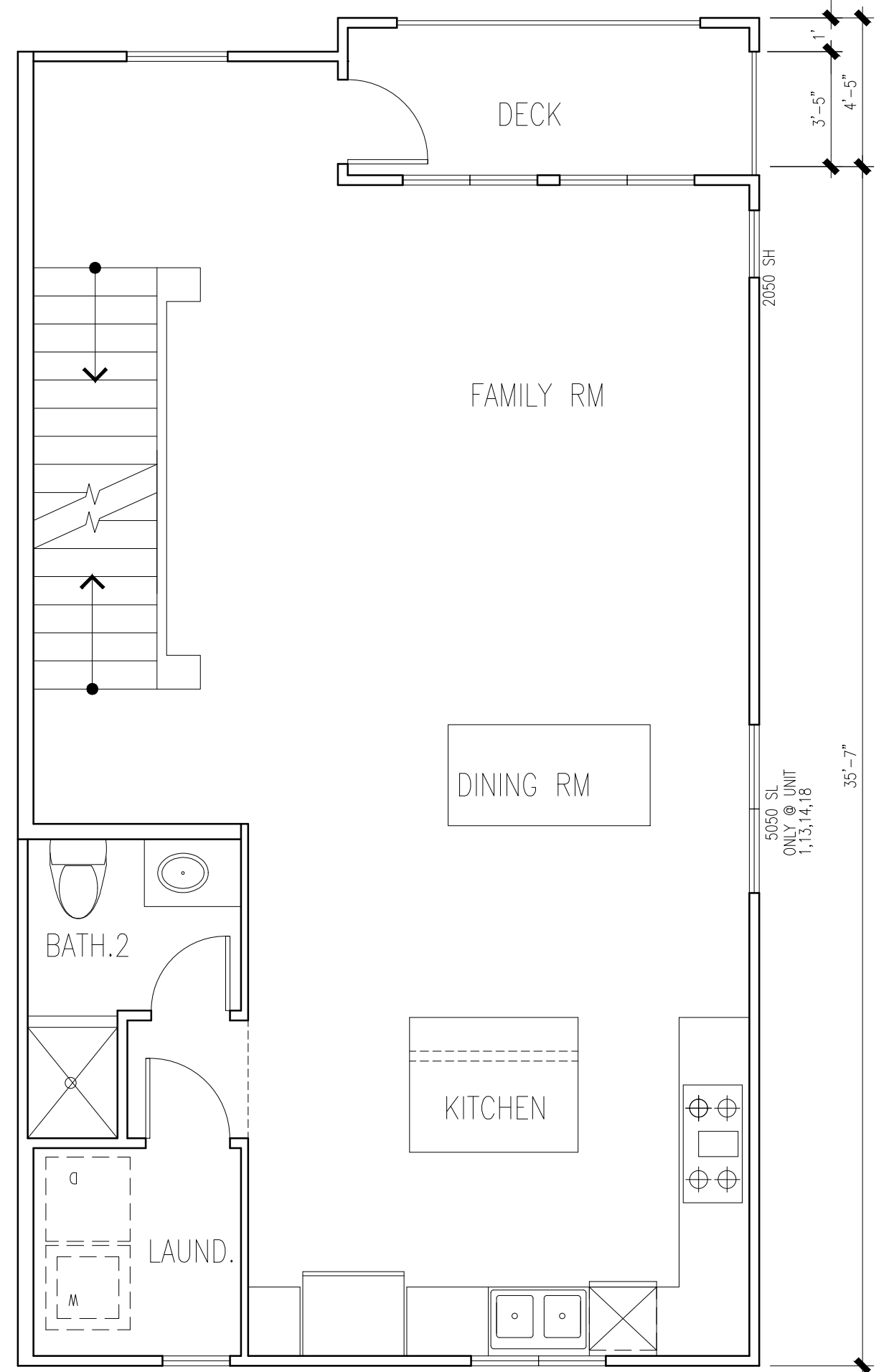


TYP. PLAN C - 3RD FLOOR (UNIT #18)



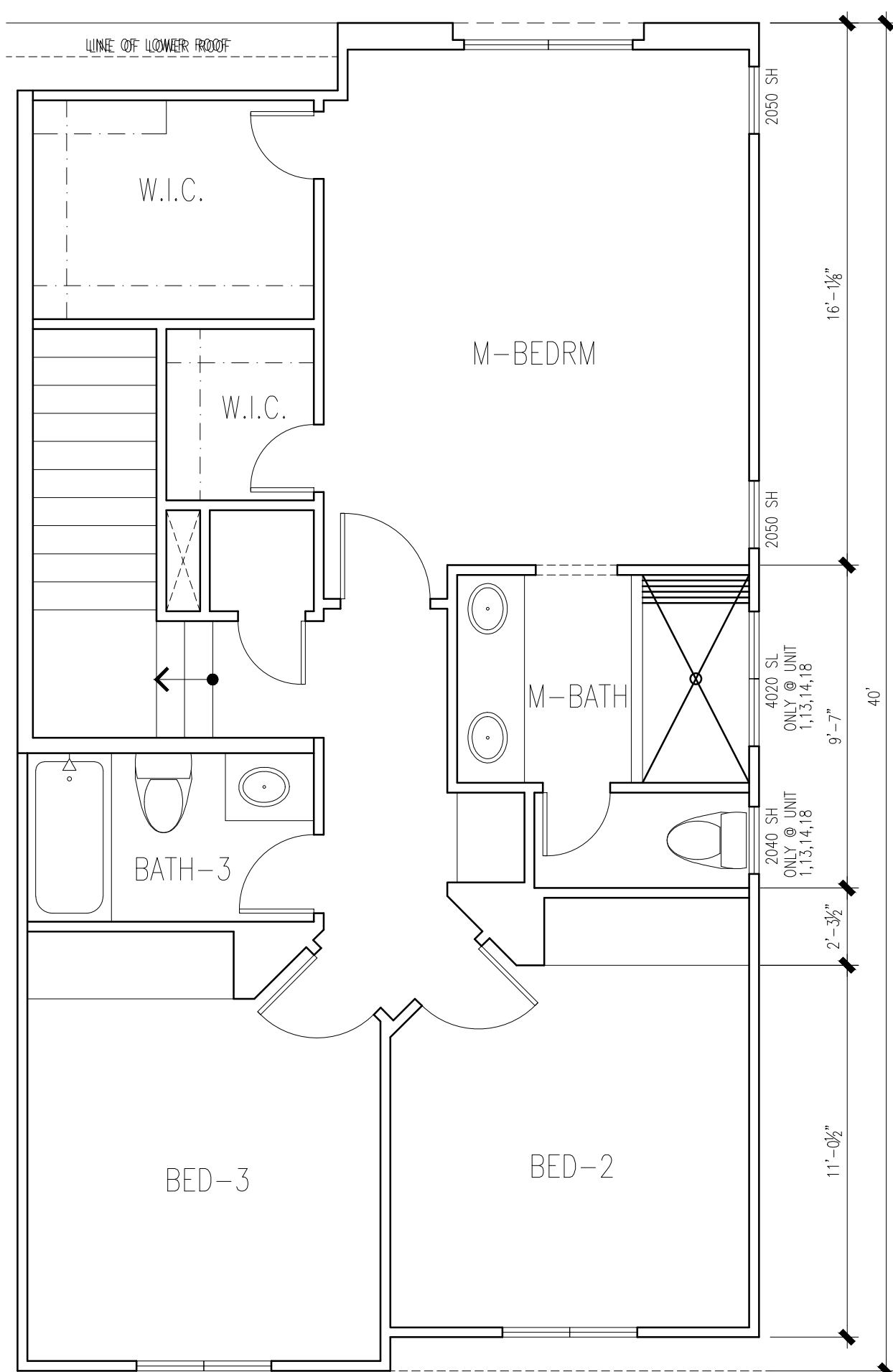
APPLY FOR UNITS # 1, 13, 14, 16, 17

TYP. PLAN A - 1ST FLOOR W/ WINDOW OPTIONS



APPLY FOR UNITS # 1, 13, 14, 16, 17

TYP. PLAN A - 2ND FLOOR W/ WINDOW OPTIONS



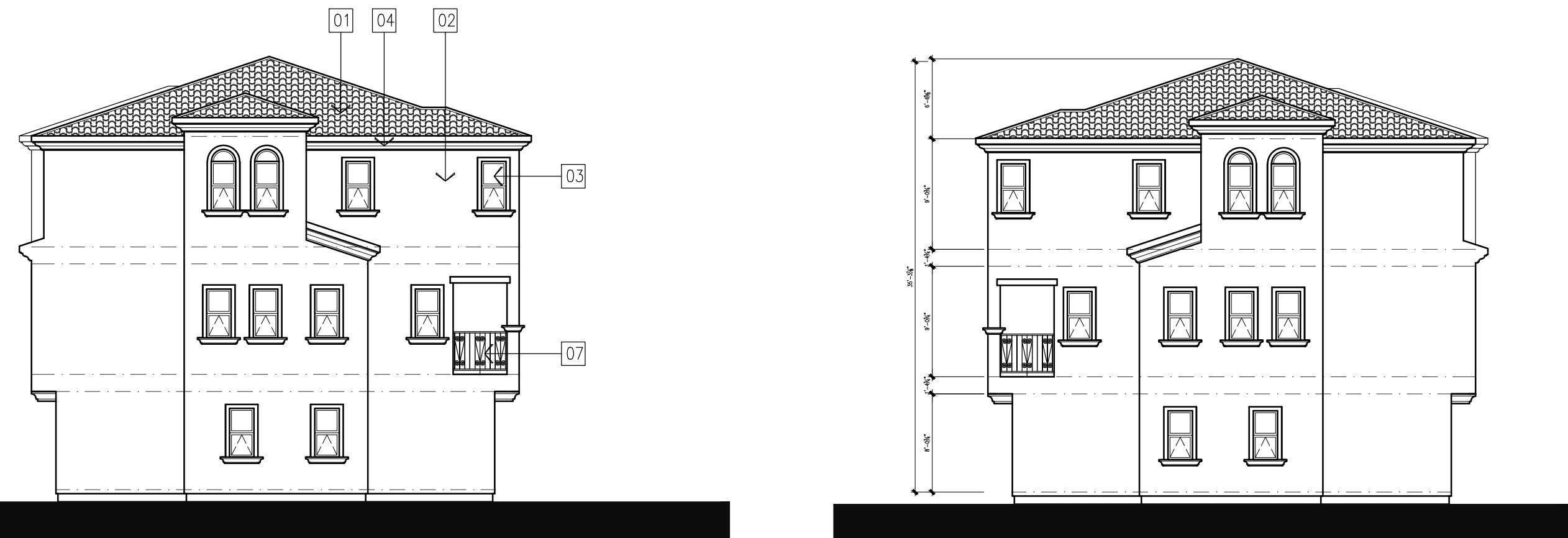
APPLY FOR UNITS # 1, 13, 14, 16, 17

TYP. PLAN A - 3RD FLOOR W/ WINDOW OPTIONS

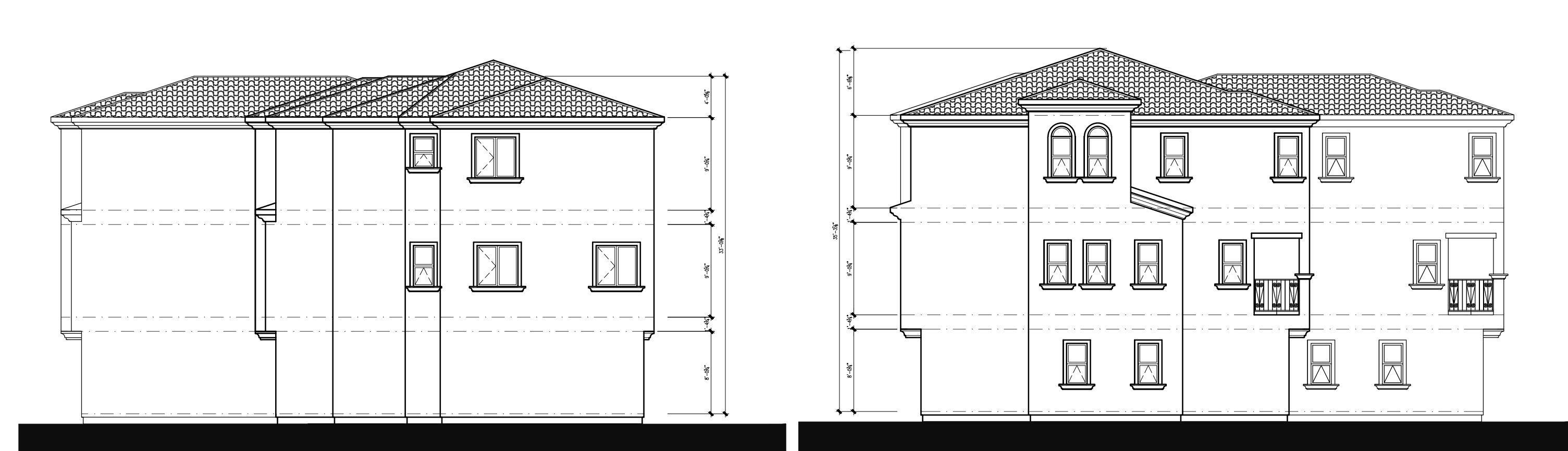
SCALE
 1/4" = 1' - 0"

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A PROJECT FOR
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18 UNITS OF SINGLE FAMILY RESIDENCES
 FIGUEROA ST., LOS ANGELES, CA 90044



BUILDING A - NORTH-EAST ELEVATION SOUTH-WEST ELEVATION



BUILDING B - NORTH-EAST ELEVATION SOUTH-WEST ELEVATION

SCALE
1"=10'-0"



BUILDING B - NORTH - WEST ELEVATION



BUILDING B - SOUTH-EAST ELEVATION

SCALE
1"=10'-0"

- ELEVATION NOTES**
- THE OWNER/BUILDER IS SOLELY RESPONSIBLE FOR ALL EXTERIOR MATERIALS AND THEIR INSTALLERS. IT IS EXCLUSIVELY THE OWNER/BUILDER'S RESPONSIBILITY TO VERIFY, APPROVE AND SUPERVISE INSTALLATION OF ALL EXTERIOR MATERIALS PER MANUFACTURER'S SPECIFICATIONS, C.B.C. AND LOCAL CODES.
1. CONCRETE ROOF TILE (CLASS "A"), MANUF: EAGLELITE CONC. TILE (10.7 PSF).
 2. MODEL: TERA COTTA (CC-ESR #1647 & CRRC #0942-0049)
 3. EXTERIOR STUCCO OVER LATH & BUILDING PAPER. INSTALL PER C.R.C.
 4. VINYL WINDOWS AND DOORS
 5. EAVE FOAM WITH COLOR FINISHED STUCCO. VERIFY W/ OWNER OR BUILDER FOR SIZE & MATERIAL.
 6. RAIN GUTTER & DOWNSPOUT. PAINTED TO MATCH STUCCO COLOR. VERIFIED WITH OWNER/BUILDER FOR MATERIAL.
 7. CULTURED STONE VENEER. VERIFY WITH OWNER/BUILDER FOR MODELS, SPEC'S AND INSTALLATIONS.
 8. WROUGHT IRON RAILING AND PAINTED.
 9. FOAM TRIM WITH COLOR FINISHED STUCCO. VERIFY W/ OWNER OR BUILDER FOR SIZE & MATERIAL.
 10. 1-3/8" MIN. STEEL ROLL-UP GARAGE DOOR WITH AUTOMATIC OPENER



BUILDING A - SOUTH-EAST ELEVATIONS

SCALE
1"=10'-0"



BUILDING A - NORTH-WEST ELEVATIONS

SCALE
1"=10'-0"

| | |
|---|------------|
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| Owner - Revised floor plans & air space | |
| △ | 12.10.2015 |
| Modified Vesting Map | |
| △ | 11.16.2016 |
| Modified Vesting Map | |

SHEET NAME
BUILDING A & B ELEVATIONS

SHEET NO.
A1-6